

March 4, 2010

Ms. Petzel,

I am writing to express my support for your proposal for the Ballard Urban Village rezone. In particular, I support the proposal to rezone the northern side of Market Street in Subarea 1 from Industrial Buffer (IB) to Neighborhood Commercial (NC). I believe the NC zone will provide the right transition between the industrial businesses south of Market and the residential neighborhoods to the north.

As Ballard residents, my wife and I often walk from our home to the Locks, along with our young child. We often comment about how the section between 24<sup>th</sup> Ave NW and the Locks is a dead zone that doesn't make for particularly enjoyable walking, particularly on the north side of the street. I believe the NC zoning can provide a good mix of neighborhood-friendly development, while still allowing the area to retain its traditional industrial character. In addition, with the arrival of the Nordic Heritage Museum, that area is ripe for more foot traffic.

Ballard's industrial heritage is an important part of its character, and is one of the things that I love most about my neighborhood. That said, the section north of Market is not the right fit for industrial uses, and I worry that the area will either see no revitalization or "office park" type development if it remains zoned for industrial uses. I believe that industrial uses and small scale commercial uses can coexist along the western end of Market.

In addition, I also want to express my strong support for the inclusion of green factor landscaping requirements as part of the Ballard rezone.

Sincerely,

Eric de Place  
920 NW 54<sup>th</sup> Street